

Minutes

Director Hearing

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Community Development Department
(916) 264-5011

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Thursday December 21, 2023
1:00 p.m.

Join this meeting via Zoom

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1. Sacramento Bee Apartments (DR23-128) (Noticed 12/08/2023)

Location: 2100 Q Street, APN: 007-0324-005-0000 (District 4 Represented by Councilmember Valenzuela)

Entitlements: Item A. Environmental Exemption: Exempt per Public Resources Code (PRC) section 21155.4; **Item B.** Site Plan and Design Review for the demolition of an existing building and construction of two, five-story apartment complexes with a total of 538 multi-unit dwellings and associated site improvements on a ±5.57-acre site within the General Commercial (C-2-SPD) Zone and Central City Special Planning District (SPD) with deviations to height standards; and **Item C.** Tree permit for the removal of five (5) City Street Trees and one (1) private protected tree.

Contact: Zach Dahla, Associate Planner, 916-808-5584,
ZDahla@cityofsacramento.org

Action of the Design Director: project approved subject to conditions of approval and based on findings of fact.

2. New House at 3536 20th Avenue (DR23-228) (Noticed 12/08/2023)

Location: 3536 20th Ave, APN: 020-0212-010-0000 (District 5 Represented by Councilmember Maple)

Entitlements: Item A. Environmental Exemption (Per CEQA 15303- New Construction and 15332-Infill Development Projects); and **Item B.** Site Plan and Design Review to construct a new 1,268-square foot house on a vacant 0.1-acre lot within the Single-Unit Dwelling (R-1) Zone with a deviation to street-side setback development standards.

Contact: Danny Abbes, Associate Planner, 916-808-5873,
DAbbes@cityofsacramento.org

Action of the Design Director: project approved subject to conditions of approval and based on findings of fact.

3. 1950 Arden Way (Home Savings and Loan) Landmark Nomination (M23-011) (Noticed 12/11/2023)

Location: 1950 Arden Way, APN: 277-0271-007-0000 (District 2 Represented by Councilmember Loloee)

Entitlements: Item A. Environmental Exemption: (Per CEQA 15308- actions that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment); **Item B.** Review of the Historic Landmark Nomination for the Home and Savings Loan Bank Building located at 1950 Arden Way with a recommendation to the Preservation Commission for review.

Contact: Henry Feuss, Assistant Planner, 916-808-5880,
HFeuss@cityofsacramento.org

Item continued to December 28, 2023.

4. 3721 Truxel Road CUP (P23-020) (Noticed 12/08/2023)

Location: 3721 Truxel Road, APN: 225-1040-010-0000 (District 3 Represented by Councilmember Talamantes)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Conditional Use Permit (CUP) major modification to a previously approved project (P96-056, Reso. 97-098) to change from an ABC Type 20 License (Beer/Wine) to ABC Type 21 License (Spirits) within an existing gas station convenience store in the Shopping Center (SC-PUD) Zone within the Natomas Marketplace Planned Unit Development.

Contact: Jose Quintanilla, Associate Planner, 916-808-5879, JQuintanilla@cityofsacramento.org

Item continued to January 04, 2024.

5. 3849 Y Street Tentative Parcel Map (Z23-068) (Noticed 12/08/2023)

Location: 3849 Y St, APN: 014-0053-028-0000 (District 5 Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one 0.22-acre vacant lot into two lots within the Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations to development standards for lot size, lot width, and the creation of a parcel without public street frontage.

Contact: Danny Abbes, Associate Planner, 916-808-5873, DAbbes@cityofsacramento.org

Action of the Zoning Administrator and Design Director: project approved subject to conditions of approval and based on findings of fact.